HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Barrie CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

INCREASED to

2.2%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,111

UP by 3.9%

- ○ Below CMA
- ○ Similar to CMA
- ○ Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
13.0% Vacancy Rate	1.7% Vacancy Rate	2.0% Vacancy Rate	1.8% Vacancy Rate
$749 Avg. Rent	$1,012 Avg. Rent	$1,150 Avg. Rent	$1,387 Avg. Rent

"Weak employment, movement to home-ownership and increased supply contributed to the softening of the rental market in Barrie."

Abdellah Massaoudi
Market Analyst, CMHC

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

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Key analysis findings

- The rental housing market eased as the supply increase outstripped modest demand growth
- Despite a cooler market, rents increased faster than the provincial average
- Given the strong growth in primary market supply, the secondary rental market in Barrie continued to support the primary rental market by supplying a sufficient number of units for rent to match demand for secondary rental.

Rental Market Eases in the Barrie CMA

According to the results of the Rental Market Survey[1] (RMS) conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2016, the overall apartment vacancy rate in the primary rental market of the Barrie Census Metropolitan Area (CMA) rose to 2.2 percent in 2016 after two years of decline. It had reached a low level of 1.3 percent in October 2015. The increase this year was primarily due to modest growth in rental housing demand which lagged the supply increase. A higher availability rate[2] indicated more tenants were giving notice. The number of occupied units increased by 0.4 per cent, indicating that landlords were able to find new tenants to replace those giving notice, but not enough to fill the additional supply.

Slow growth in demand contributed to the softening of the market

Demand for rental housing in the Barrie CMA grew slowly this year, caused by weakening employment, especially for youth. In recent years, Barrie drew attention as one of the tightest and most expensive rental markets in Ontario. However, both full-time and part-time employment were declining for all age groups in 2016. With less favorable labour market conditions, fewer 15 to 24 year olds, the age group with the highest propensity to rent, left their parental home to move into rental housing. Slow household formation among this age group caused rental demand to ease in 2016.

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While most migrants to Barrie move for ownership, immigrants are the most likely to rent when they arrive. However, immigration is not a major component of migration to Barrie and, after a relatively strong year in 2015, has trended downward in 2016.

Rental demand from students likely decreased after Laurentian university decided to close its satellite campus

Figure 1

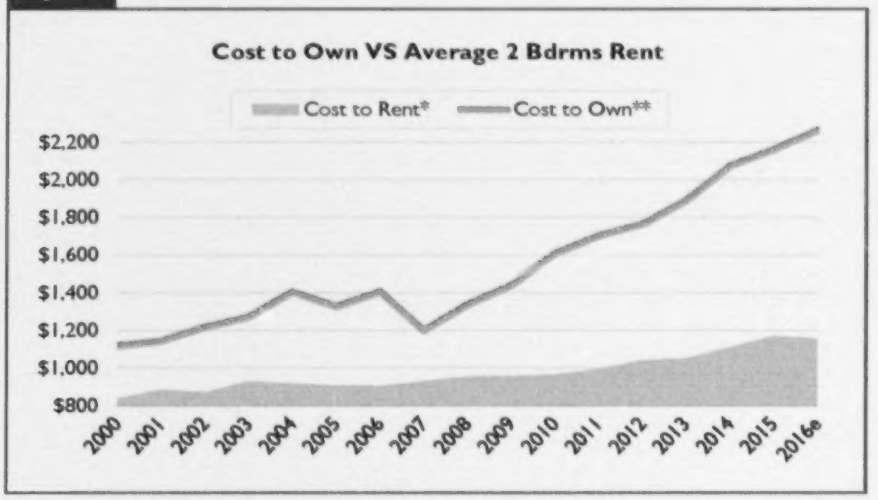
Source: CMHC Rental Market Survey

[1] The survey is based on privately initiated rental apartment and row house structures of three or more units.
[2] A rental unit is available if the existing tenant has given, or has received, notice to move and a new tenant has not signed a lease; or the unit is vacant.

after 15 years of operations in Barrie. It stopped accepting first-year students in Barrie this fall.

The relatively strong price growth for ownership housing appears to have affected rental demand in several ways. The market for larger units (townhouses and three-bedroom apartments) tightened, indicating some growing families are remaining in rental when they need extra space, possibly because it is more affordable. However, renters transitioning to ownership also were likely a factor in the availability rate increase. Condominium apartments are usually the most affordable ownership option and with a number completed since the last RMS, some renters moved to their newly purchased apartments. Rents in the highest quintile are similar to mortgage carrying costs on condominium apartments. The vacancy rate in this quintile increased significantly in 2016 compared 2015 and the number of occupied units inched down.

Figure 2

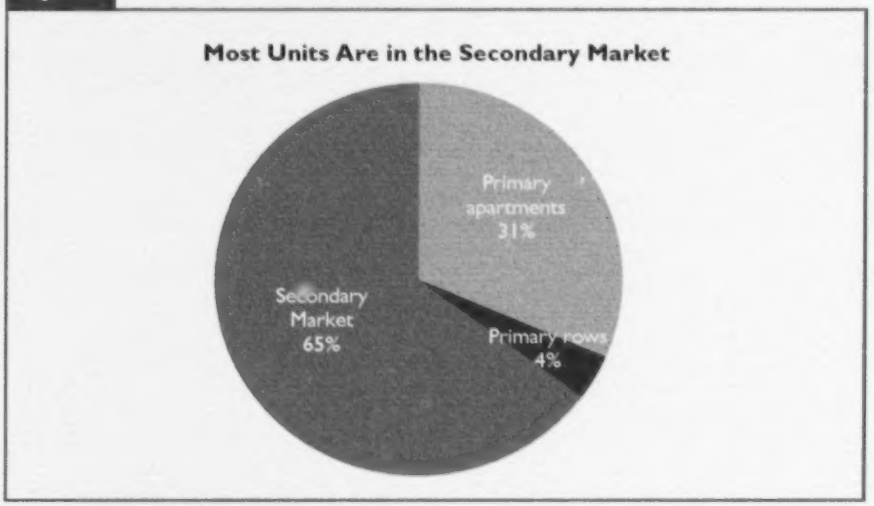


Source: CMHC, Rental Market Survey, 2000-2016, adapted from CREA, Bank of Canada, e = estimates
*Two bedroom units, Row and Apartment Structures, Three Units and Over.
** Mortgage carrying costs are calculated on the average MLS® price, a ten per cent down payment, the posted fixed five-year mortgage rate and the longest available amortization for a mortgage.

Continued growth in supply

There were 42 new rental apartments units completed between July 2015 and June 2016, the main reason the primary apartment rental universe increased by 48 units. After having been stable for some time, the universe has grown by nine per cent over the past three years. It's important to mention that the primary rental market in Barrie is the smallest among the 15 major centres in Ontario, although its population is larger than six of them.

Figure 3



Source: CMHC Rental Market Survey

The supply[3] of social and student housing, with 38 and 76 units respectively, also increased since the last rental market survey. These apartments are not included in the RMS, but attract tenants who might otherwise have sought accommodation in the primary or secondary rental markets.

[3] CMHC, Starts and Completions Survey

Rents Rise Faster Despite More Vacancies

The average rents for two-bedroom apartments included in both the 2015 and 2016 survey[4] increased 3.8 per cent, somewhat slower than the 4.3 percent between 2014 and 2015. The increase[5] for all units was 3.7 per cent, significantly faster than the 2.9 per cent increase in 2015 and nearly double the Ontario rent guideline[6] of 2.0 per cent. Only units built before 1991 where the same tenant lives in the unit throughout the year are subject to the guideline. With close to 85 per cent of the apartments in Barrie built before 1991, the strong rent increase indicates many tenants in these units changed during the year. The Barrie rental market remains the most expensive market in Ontario after Toronto.

Secondary Rental Market

The secondary rental market survey collects information on rented single-detached houses, semi-detached houses, row homes, duplex apartments and accessory suites (self-contained apartments within one of the previously named dwellings). Weak employment and the movement to home-ownership dampened demand in both the primary and secondary rental market. Given the small size of the primary rental market, the secondary market is relatively large in Barrie.

Renters in the secondary market are either people who prefer to rent rather than own their home for a variety of reasons but need large rental accommodations or small households such as single individuals and lone parents who prefer affordable units such as secondary suites. All rents in the secondary market were stable – none of the increases were statistically significant.

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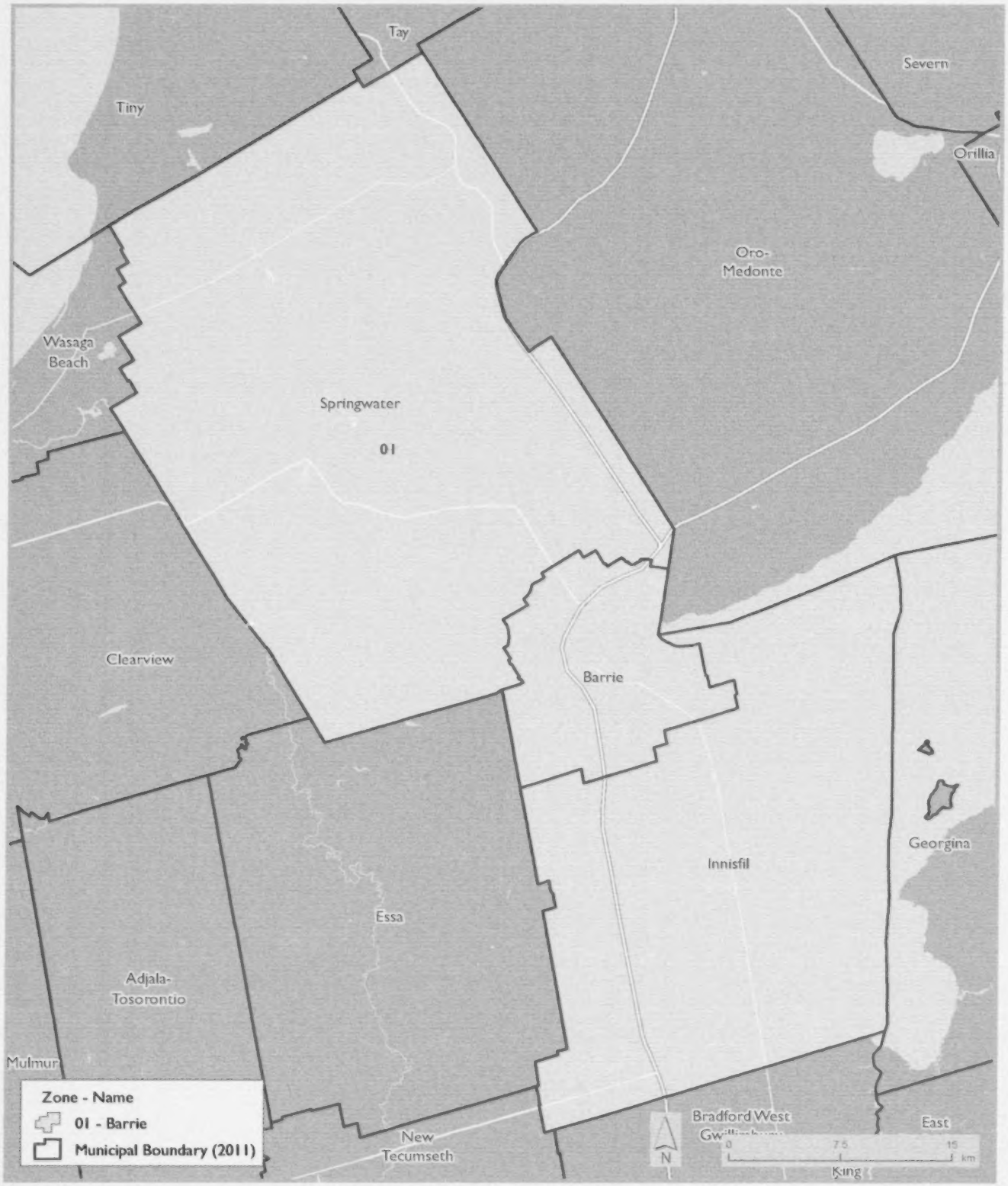
[4] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market, we can get a better indication of actual rent increases paid by most tenants.

[5] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market, we can get a better indication of actual rent increases paid by most tenants.

[6] Ontario Ministry of Municipal Affairs and Housing, 2016 Rent Increase Guideline, retrieved from https://news.ontario.ca/mma/en/2015/06/ontarios-2016-rent-increase-guideline-set-at-21-per-cent.html


Tay
Severn
Tiny
Orillia
Oro-
Medonte
Wasaga
Beach
Springwater
01
Clearview
Barrie
Georgina
Innisfil
Essa
Adjala-
Tosorontio
Mulmur
New
Tecumseth
Bradford West
East
King
N
0
7.5
15
km
Zone - Name
01 - Barrie
Municipal Boundary (2011)

RMS ZONE DESCRIPTIONS - BARRIE CMA	
Zone 1	Comprised of Barrie City, Innisfil Town and Springwater Township.
Zone 1	**Barrie CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
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1.1.3 Number of Units in the Universe by Zone and Bedroom Type
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Available in SELECTED Rental Market Reports

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3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	5.5 d	13.0 d	1.1 a	1.7 c	1.0 a	2.0 b	2.6 c	1.8 c	1.3 a	2.2 a

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	728 a	749 a	1,006 a	1,012 a	1,167 b	1,150 a	1,299 a	1,387 b	1,116 a	1,111 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	111	111	1,134	1,160	2,061	2,090	244	237	3,550	3,598

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	**	13.0 d	2.2 b	4.9 d	2.5 a	4.4 b	5.9 c	3.7 d	2.8 a	4.8 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Barrie CMA	1.6 c	4.7 d	1.3 a	3.4 b	4.3 d	3.8 b	3.0 c	4.1 c	2.9 b	3.9 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	n/a	**	n/a	**	n/a	18.6 d	n/a	**	n/a	19.9 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
Pre 1960	0.0	**	3.6	2.8	**	3.6	0.0	0.0	2.2	3.3
1960 - 1974	**	**	0.3	1.3	0.8	1.2	0.0	1.4	0.6	1.2
1975 - 1989	8.8	19.6	1.0	**	1.3	1.4	4.6	**	1.8	2.3
1990 - 2004	-	-	**	2.2	0.7	5.2	**	0.0	0.6	4.5
2005+	**	**	**	**	0.7	**	**	**	0.7	**
Total	5.5	13.0	1.1	1.7	1.0	2.0	2.6	1.8	1.3	2.2

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
Pre 1960	676	761	844	875	977	1,073	977	1,084	912	992
1960 - 1974	807	815	986	1,052	1,078	1,143	1,243	1,214	1,057	1,111
1975 - 1989	716	731	1,020	1,049	1,158	1,213	1,393	1,518	1,126	1,176
1990 - 2004	-	-	864	922	1,005	1,068	**	1,305	984	1,048
2005+	**	**	**	**	**	**	**	**	**	**
Total	728	749	1,006	1,012	1,167	1,150	1,299	1,387	1,116	1,111

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1975 - 1989	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1990 - 2004	n/a	-	n/a	**	n/a	26.6 d	n/a	**	n/a	**
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	**	n/a	18.6 d	n/a	**	n/a	19.9 d

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
3 to 5 Units	0.0 d	0.0 d	**	**	**	**	0.0 d	**	**	4.9 d
6 to 19 Units	**	**	3.6 d	**	1.1 a	3.5 d	**	**	2.6 c	4.2 d
20 to 49 Units	4.1 a	**	1.0 a	2.0 c	0.7 a	1.5 b	1.2 a	1.2 a	1.1 a	2.3 b
50 to 99 Units	**	**	**	**	**	1.6 d	**	**	0.9 d	1.0 a
100+ Units	0.0 a	**	0.7 a	1.0 d	0.7 a	0.4 a	**	**	0.7 a	0.7 a
Total	5.5 d	13.0 d	1.1 a	1.7 c	1.0 a	2.0 b	2.6 c	1.8 c	1.3 a	2.2 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
3 to 5 Units	689 b	701 b	815 a	820 a	925 a	969 a	1,132 b	1,058 c	893 a	908 a
6 to 19 Units	657 b	718 b	828 a	849 a	993 a	1,025 a	**	**	944 a	968 a
20 to 49 Units	**	**	934 a	987 a	1,103 a	1,169 a	1,320 a	1,384 b	1,060 a	1,116 a
50 to 99 Units	**	**	1,014 a	1,069 a	1,156 a	1,218 a	**	**	1,118 a	1,169 a
100+ Units	918 a	**	1,171 a	1,147 a	1,432 a	1,243 a	**	**	1,333 a	1,232 a
Total	728 a	749 a	1,006 a	1,012 a	1,167 b	1,150 a	1,299 a	1,387 b	1,116 a	1,111 a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Barrie CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	**	4.9 d	2.6 c	4.2 d	1.1 a	2.3 b	0.9 d	1.0 a	0.7 a	0.7 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
3 to 5 Units	n/a	0.0 d	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	25.0 d	n/a	**	n/a	26.0 d
20 to 49 Units	n/a	**	n/a	**	n/a	13.9 d	n/a	**	n/a	**
50 to 99 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
100+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	**	n/a	18.6 d	n/a	**	n/a	19.9 d

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Barrie CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
LT $800	**	**	4.3 d	**	0.0 d	0.0 d	**	**	5.8 d	**
$800 - $899	**	**	3.5 d	**	0.0 c	**	**	**	2.7 c	**
$900 - $999	**	**	0.0 c	1.3 d	1.7 c	**	**	**	0.9 a	1.0 a
$1000 - $1099	**	**	0.6 b	0.5 b	0.8 a	1.4 d	**	**	0.8 a	1.1 d
$1100 - $1199	**	**	0.0 d	**	0.6 b	0.7 b	0.0 d	**	0.4 a	0.8 a
$1200+	**	**	1.6 a	2.9 c	2.1 c	4.3 c	1.4 d	**	1.9 b	3.9 c
Total	5.5 d	13.0 d	1.1 a	1.7 c	1.0 a	2.0 b	2.6 c	1.8 c	1.3 a	2.2 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	-	-	**	**	6.8 c	3.6 d	7.2 b	5.9 d	7.3 b	5.4 d

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	-	-	**	**	1,195 a	1,229 a	1,282 a	1,350 a	1,249 a	1,309 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	0	0	6	6	141	141	271	281	418	428

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	-	-	**	**	7.6	5.5	8.5	7.1	8.5	6.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Barrie CMA	-	-	**	**	**	2.8 b	3.6 d	2.8 c	3.7 d	2.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	5.5 d	13.0 d**	1.2 a	1.8 c *	1.4 a	2.1 b *	5.0 b	4.0 c *	1.9 a	2.6 a *

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	728 a	749 a	1,005 a	1,011 a	1,169 b	1,155 a	1,290 a	1,366 a	1,130 a	1,132 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	111	111	1,140	1,166	2,202	2,231	515	518	3,968	4,026

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	**	13.0 d	2.3 a	5.0 d	2.8 a	4.5 b,d	7.2 b	5.6 c	3.4 b	5.0 b,d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Barrie CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Barrie CMA	1.6 c	4.7 d	1.3 a	3.4 b	4.3 d	3.7 b	3.1 d	3.8 b	2.9 b	3.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA	n/a	**	n/a	**	n/a	19.5 d	n/a	**	n/a	20.2 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Barrie CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Barrie CMA										
Single Detached	**	**	**	**	**	1,361 d	1,441 b	1,447 b	1,419 b	1,425 b
Semi detached, Row and Duplex	**	**	**	**	1,079 b	1,085 d	1,322 b	1,411 b	1,270 b	1,324 b
Other-Primarily Accessory Suites	**	**	**	**	1,011 b	1,061 c	**	**	**	1,004 c
Total	**	**	**	**	1,123 b	1,199 b	1,387 b	1,432 b	1,312 b	1,328 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Barrie CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Barrie CMA		
Single Detached	3,474 d	3,502 c
Semi detached, Row and Duplex	2,972 d	2,542 d
Other-Primarily Accessory Suites	**	**
Total	7,700	7,426

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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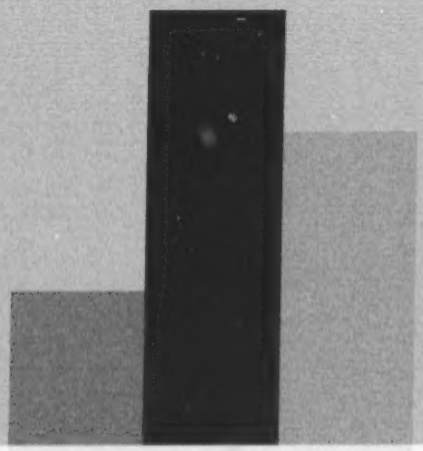

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